

IN RE: PETITIONS FOR SPECIAL HEARING  
AND VARIANCE – SW/S Real Princess  
Lane, 695' W of the c/l Featherbed Lane  
(6774 – 6776 Real Princess Lane)  
2<sup>nd</sup> Election District  
2<sup>nd</sup> Council District

Featherbed Partnership, Owners;  
Tom Sperl, Contract Purchaser

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 02-360-SPHA

\*

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Featherbed partnership, by Bill Greene, President, and the Contract Purchaser, Tom Sperl, through their attorney, Howard L. Alderman, Jr., Esquire. The Petitioners request a special hearing to approve the Third Amended Final Development Plan for Featherbed to reflect the elimination of the storm water management facility and the creation of two additional lots, known as Lots 12 and 34. In addition, the Petitioners request variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building to building setback of 20 feet for buildings greater than 20 feet in height in lieu of the required 25, 30, 40, or 60 feet, depending on height, and/or in lieu of the required window to window distance of 40 feet; a front building face to public right-of-way or property line setback of 25 feet in lieu of the required 50 feet; a side building face to tract boundary setback of 25 feet in lieu of the required 30 feet for buildings without windows or 35 feet for buildings with windows; and, a rear building face (with windows) to tract boundary setback of 30 feet in lieu of the required 35 feet. The subject property and requested relief are more particularly described on the two-page site plan submitted into evidence and marked as Petitioner's Exhibits 1A and 1B.

Appearing at the requisite public hearing in support of the request were G. Dwight Little, the Professional Engineer who prepared the site plan for this property, and Howard L.

ORDER RECEIVED FOR FILING

Date

By

6/12/12  
Bys

Alderman, Jr., Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

As noted above, the property under consideration is located within the residential subdivision known as Featherbed, which is located on the west side of Featherbed Lane, between Dogwood Road and Windsor Mill Road in Woodlawn. The subdivision was approved under the old County Review Group (CRG) process on April 25, 1985 and has been partially built out. The overall tract contains a gross area of 8.516 acres, more or less, zoned D.R.5.5. Given its size and zoning classification, a total of 46 units would be permitted; however, the Developer proposed only 34 single family dwelling units.

Under the originally approved subdivision, a small portion of the property in the northwest corner of the site was to be dedicated for use as a storm water management facility. However, as the result of negotiations between the owners of an adjacent parcel, known as the Ameen property, the owners of the subject property, and Baltimore County's Department of Environmental Protection and Resource Management (DEPRM), a single regional storm water management facility was constructed which will serve both properties. Thus, the storm water management facility for the subject parcel is no longer necessary and as such, the Petitioner proposes utilizing that portion of the site to create two additional residential lots. These lots are shown on the site plan as Lots 12 and 34.

Special hearing relief is requested to approve an amendment to the previously approved CRG plan to accommodate the proposed modifications. At the hearing, the Petitioner offered the revised CRG plan and third amended Final Development Plan for consideration. It is to be noted that this revision was approved by the CRG on December 3, 2001. It is also to be noted that the project is still under density.

Upon due consideration of the testimony and evidence presented, it is clear that the proposed amendment is appropriate and will not cause detrimental impacts on adjacent properties. Moreover, the modifications are entirely consistent with the development of the subject property as well as the adjacent tract.

In addition to the special hearing relief, the Petitioners also request variance relief for proposed Lots 12 and 34. Originally, four variances were requested; however, at the onset of the hearing, Mr. Alderman indicated that the Petitioner was withdrawing the variance to allow a front building face setback to a public right-of-way or property line of 25 feet in lieu of the required 50 feet. Apparently, the Petitioner is able to comply with this requirement. Nonetheless, the three remaining variances are necessary.

In support of the request, Mr. Little testified that the property is unique, given its existing configuration and grade. He opined that these factors justify the grant of the relief and that the proposed lots as shown will be consistent with the existing lots in the neighborhood. Moreover, the variances are needed in order to construct a house which will be consistent with the size of homes previously built in this and adjacent subdivisions

As shown on Petitioner's Exhibit 1B, Lot 12 was originally shown as a 62-foot wide lot, 87 feet in depth, and Lot 34 was shown as 85 feet wide at the front/street side and 100 feet wide along the rear property line. This lot was also shown as 87 feet deep on one side and 88.45 feet on the other side. At the hearing, discussion was held regarding the dimensions of these lots and the inconsistency regarding same. The undersigned Zoning Commissioner recommended that Lot 34 be reduced in width by 13 feet and Lot 12 correspondingly enlarged by 13 feet so as to make same more compatible with other lots in the subdivision. Lot 12 would then be 75 feet wide along the front and rear property lines, and Lot 34 would be nearly 73 feet wide along the front property line and 88 feet along the rear property line. The Petitioner agreed to this adjustment and made red-lined changes to Page 2 of the site plan, showing the proposed relocation of the lot line. A copy of the amended plan was offered at the hearing as Petitioner's Exhibit 2.

Based upon the testimony and evidence presented, I am persuaded to grant the variance relief requested. Sufficient testimony and evidence was offered that the proposal meets the standards set out in Section 307 of the B.C.Z.R. The uniqueness of these two lots is in their configuration and location in the corner of the overall tract. Moreover, I believe that the

ORDER RECEIVED FOR FILING  
Date 6/12/08  
By Rep

Petitioners would suffer a practical difficulty if relief were denied. Finally, as noted above, both the amended plan and variances can be granted without detrimental impact to adjacent properties.

Pursuant to the advertisement posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

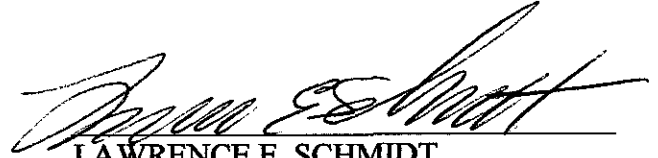
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of June, 2002 that the Petition for Special Hearing to approve the Third Amended Final Development Plan for Featherbed to eliminate the storm water management facility and create two additional lots, known as Lots 12 and 34, in accordance with the red-lined plan marked as Petitioner's Exhibit 2, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief to permit a building to building setback of 20 feet for buildings greater than 20 feet in height in lieu of the minimum required 25 feet, 30 feet, 40 feet or 60 feet depending on height, and/or in lieu of the required window to window distance of 40 feet; a side building face to tract boundary setback of 25 feet in lieu of the required 30 feet for buildings without windows or 35 feet for buildings with windows; and, a rear building face (with windows) to tract boundary setback of 30 feet in lieu of the required 35 feet, in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, Petitioners shall submit a revised site plan incorporating the modified relief granted herein and the lot line adjustment between Lots 12 and 34. Specifically, the lot line shall be relocated 13 feet towards the north to reduce the size of Lot 34 and correspondingly increase the width of Lot 12.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

ORDERED  
Date 6/12/12  
By [Signature]

IT IS FURTHER ORDERED that the variance to permit a front building face to public right-of-way or property line setback of 25 feet in lieu of the required 50 feet, in accordance with Petitioner's Exhibits 1A and 1B, was withdrawn and as such, is DISMISSED AS MOOT.



LAWRENCE E. SCHMIDT

Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date 6/12/12  
By [Signature]



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

June 12, 2002

Howard L. Alderman, Jr., Esquire  
Levin & Gann  
502 Washington Avenue, Suite 800  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE  
SW/S Real Princess Lane, 695' W of the c/l Featherbed Lane  
(6774 – 6776 Real Princess Lane)  
2<sup>nd</sup> Election District – 2<sup>nd</sup> Council District  
Featherbed Partnership, Owners; Tom Sperl, Contract Purchaser - Petitioners  
Case No. 02-360-SPHA

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. Bill Greene, Featherbed Partnership  
5801 Falls Road, Baltimore, Md. 21209  
Mr. Tom Sperl, 4208 Ebenezer Road, Baltimore, Md. 21236  
Mr. G. Dwight Little, 1045 Taylor Avenue, Suite 111, Towson, Md. 21286  
People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at 6774 & 6776 Real Princess Lane  
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

To approve the 3rd Amended Final Development Plan FOR FEATHERBED TO  
ELIMINATE SWM FACILITY AND CREATE 2'  
ADDITIONAL LOTS (~~SEE~~) AND FOR SETBACK  
VARIANCES ON LOTS 12 & 34 (SEE PETITION FOR  
VARIANCE) (CEM)

Property is to be posted and advertised as prescribed by the zoning regulations.  
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Tom Spert  
Name - Type or Print  
Signature  
4208 Ebenezer Road 410-256-1000  
Address Telephone No.  
Baltimore MD 21236  
City State Zip Code

### Attorney For Petitioner:

Howard Alderman  
Name - Type or Print  
Signature  
Levin & Gann, P.A.  
Company  
500 Washington Ave., Suite 800 410-321-0600  
Address Telephone No.  
Towson MD 21204  
City State Zip Code

### Legal Owner(s):

Featherbed Partnership  
Name - Type or Print  
Signature (PRES)  
Bill Greene  
Name - Type or Print  
Signature  
5801 Falls Road 410-464-0041  
Address Telephone No.  
Baltimore MD 21209  
City State Zip Code

### Representative to be Contacted:

Chuck Merritt, c/o Little & Associates, Inc.  
Name  
1045 Taylor Ave., Suite 111 410-296-1636  
Address Telephone No.  
Towson MD 21286  
City State Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By SW Date 3.4.02

Case No. 02-360 SPHA

220 9/15/98

ORDER RECEIVED FOR FILING  
Date 6/12/02  
By Pop



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6774 - 6776 Real Princess Lane

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:  
(indicate hardship or practical difficulty)

To be discussed at the hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Tom Sperl  
Name - Type or Print  
Signature  
4208 Ebenezer Road 410-256-1000  
Address Telephone No.  
Baltimore, MD 21236  
City State Zip Code

## Attorney For Petitioner:

Howard Alderman  
Name - Type or Print  
Signature  
Levin & Gann, P.A.  
Company  
500 Washington Ave., Suite 800 410-321-0600  
Address Telephone No.  
Towson MD 21204  
City State Zip Code

## Legal Owner(s):

Featherbed Partnership  
Name - Type or Print  
Signature  
Bill Greene, PRESIDENT  
Name - Type or Print  
Signature  
5801 Falls Road 410-464-0041  
Address Telephone No.  
Baltimore MD 21209  
City State Zip Code

## Representative to be Contacted:

Chuck Merritt, c/o Little & Associates, Inc.  
Name  
1045 Taylor Ave., Suite 111 410-296-1636  
Address Telephone No.  
Towson MD 21204  
City State Zip Code

## OFFICE USE ONLY

Case No. 02-360 SPHA

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By [Signature] Date 3.4.02

REV 9/15/98

ORDER RECEIVED FOR FILING  
Date 6/12/02  
By [Signature]



Variance Type:

- A. Building to building – 20' (if > 20' high) in lieu of the required 25', 30', 40' or 60' depending on height; and / or in lieu of window-to-window of 40'.
- B. Front building face to public right-of-way or property line – 25' in lieu of building face to existing street centerline of 50'.
- C. Side building face to tract boundary – 15' in lieu of 30' without windows, or 35' with windows.
- D. Rear building face (with windows) to tract boundary – 30' in lieu of 35' with windows..

360

ORDER RECEIVED FOR FILING

Date

By

6/27/02

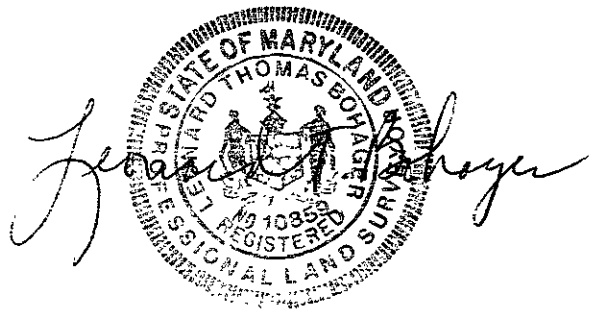
Rep

February 5, 2000

**ZONING DESCRIPTION FOR  
SPACE 'B' PARCELS 1 & 2 "FEATHERBED"**

Beginning at a point on the southwest side of Real Princess Lane, which is 50 feet wide, at the distance of 695 feet west of the centerline of Fetaherbed Lane, which is of variable width. Thence (1) South 62 degrees 57 minutes 00 seconds West 87.00 feet; thence (2) North 27 degrees 03 minutes 00 seconds West 162.53 feet; thence (3) North 73 degrees 20 minutes 10 seconds East 88.45 feet; thence (4) South 27 degrees 03 minutes 00 seconds East 146.58 feet to the place of beginning. Containing 0.309 acres of land, more or less. Also known as Storm Water Management Area, Space 'B', Parcels 1 & 2 in the subdivision of Featherbed as recorded in Baltimore County Plat Book S.M. 60 folio 86 and located in the 2<sup>nd</sup> Election District.

360



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

360

No. 11110

DATE 3.4.02 ACCOUNT 001-016-6150

AMOUNT \$ 350.00

RECEIVED FROM: T. SPERL 6774-6776  
Real Princess  
Ln.

FOR: SPH A

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

FEATHERBED

JCM

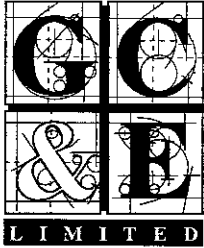
PAID RECEIPT

PAID TO: SPH A 6774-6776  
Real Princess  
Ln.

Receipt Tot 350.00

350.00 OK  
Baltimore County - Maryland

CASHIER'S VALIDATION



## Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286

Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

### CERTIFICATE OF POSTING

RE: CASE # 02-360-SPHA  
PETITIONER/DEVELOPER:  
Bill Greene - Owner  
Tom Sperl - Contract Purchaser  
DATE OF HEARING:  
May 9, 2002

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING, ROOM 111  
111 WEST CHESAPEAKE AVE.  
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY  
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

#### LOCATION:

West side of Real Princess Lane, 900'± from Feather  
Bed Lane

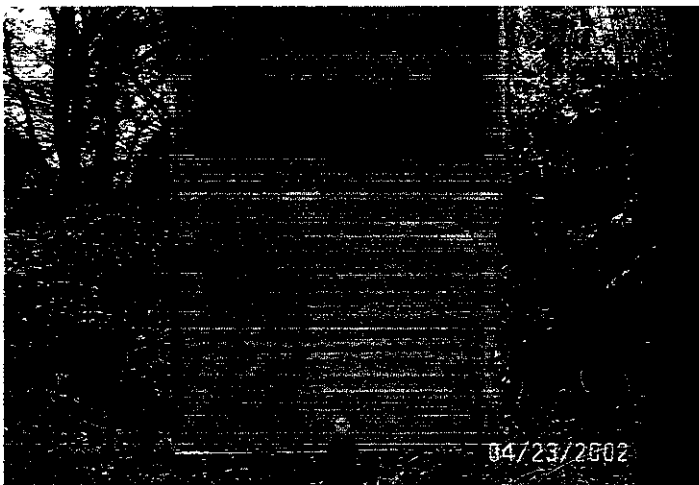
DATE: April 25, 2002

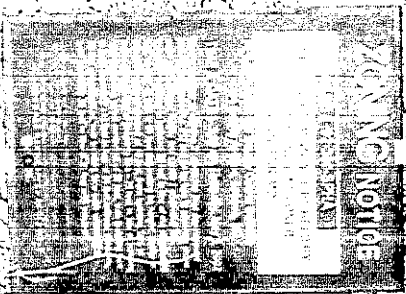
SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD  
SUITE 100  
320 EAST TOWSONTOWN BLVD  
TOWSON, MARYLAND 21286  
410-823-4470 PHONE  
410-823-4473 FAX

POSTED ON: April 23, 2002





04/23/2002

# NOTICE OF ZONING HEARINGS

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-360-SPHA

6774-6776 Real Princess Lane

W/S of Real Princess Lane, 900' +/- from Feather Bed Lane

2nd Election District - 2nd Councilmanic District

Legal Owner: Bill Greene

Contract Purchaser: Tom Spert

**Special Hearing:** to approve 3rd amended final development plan for featherbed L.e. #12 and 34 for lot 5 to eliminate storm water management facility and create 2 additional lots. **Variance:** building to building 20 feet in lieu of the required 20 feet, 30 feet, 40 feet or 60 feet depending on height, and/or in-lieu of window-to-window of 40 feet, from building face to public right-of-way or property line - 25 feet in lieu of building face to existing street centerline of 50 feet, side building face to tract boundary - 15 feet in lieu of 30 feet without windows, 35 feet with windows, rear building face (with windows) to tract boundary 30 feet in lieu of 35 feet with windows.

**Hearing: Thursday, May 16, 2002 at 9:00 a.m. in Room 487, County Courts Building, 401 Bosley Avenue.**

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

**NOTES:** (1) Hearings are Handicapped Accessible for special accommodations. Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5/037 May 2

6535570

## CERTIFICATE OF PUBLICATION

5/3/2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/2/2002.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

*J. Wilkinson*

LEGAL ADVERTISING

# ZONING NOTICE

CASE # 02-360-SPHA

**A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD**

ROOM 407, COUNTY COURTS BLDG.

PLACE: 401 BOSLEY AVENUE

THURSDAY, MAY 16, 2002

DATE AND TIME: AT 9:00 A.M.

REQUEST: SPECIAL HEARING TO APPROVE 3 AMENDED  
FINAL DEVELOPMENT PLAN FOR FEATHERBED, I.E. #12 AND  
#34 FOR LOT 5 TO ELIMINATE STORM WATER MANAGEMENT FACILITY AND  
CREATE 2 ADDITIONAL LOTS. VARIANCE - BUILDING TO BUILDING 20 FT,  
IN LIEU OF THE REQUIRED 20 FT, 30 FT 40 FT, OR 60 FT DEPENDING ON  
HEIGHT AND/OR IN LIEU OF WINDOW TO WINDOW OF 40 FT FROM BUILDING  
FACE TO PUBLIC RIGHT-OF-WAY OR PROPERTY LINE - 25 FT, IN LIEU OF BUILDING  
FACE TO EXISTING STREET CENTERLINE OR 50 FT, SIDE BUILDING FACE  
TO TRACT BOUNDARY - 15 FT IN LIEU OF 30 FT WITHOUT WINDOWS, 35 FT WITH  
WINDOWS. REAR BUILDING FACE (WITH WINDOWS) TO TRACT BOUNDARY 30 FT,  
IN LIEU OF 35 FT WITH WINDOWS

ADJUSTMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3301

REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING. UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

# ZONING NOTICE

USE # 22-3663-PA

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

NOTICE OF HEARING - COUNTY OF BALTIMORE

PLACE AND RESIDENCE

DATE AND TIME

REQUEST

1. The applicant is requesting a change of zoning from R-1 to R-2 for the property located at 1234 Main Street, Baltimore, MD. The property is currently zoned R-1 and the applicant is requesting a change to R-2 because the property is being used for residential purposes and the R-2 zoning is more appropriate for the property.

2. The applicant is requesting a change of zoning from R-1 to R-2 for the property located at 1234 Main Street, Baltimore, MD. The property is currently zoned R-1 and the applicant is requesting a change to R-2 because the property is being used for residential purposes and the R-2 zoning is more appropriate for the property.

3. The applicant is requesting a change of zoning from R-1 to R-2 for the property located at 1234 Main Street, Baltimore, MD. The property is currently zoned R-1 and the applicant is requesting a change to R-2 because the property is being used for residential purposes and the R-2 zoning is more appropriate for the property.



# CERTIFICATE OF POSTING

RE: Case No.: 02-360-SPNA

Petitioner/Developer: \_\_\_\_\_

TOM SPERL

Date of Hearing/Closing: MAY 16, 2002

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at \_\_\_\_\_

# 6774-6776 REAL PRINCESS LANE

The sign(s) were posted on \_\_\_\_\_

APRIL 30, 2002

(Month, Day, Year)

Sincerely,

Garland E. Moore  
(Signature of Sign Poster and Date)

GARLAND E. MOORE  
(Printed Name)

3225 RYERSON CIRCLE  
(Address)

BALTIMORE, MD. 21227  
(City, State, Zip Code)

(410) 242-4263  
(Telephone Number)

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 360

Petitioner: Tom Sperl

Address or Location: 6774, 6776 Real Princess Lane

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Tom Sperl

Address: 4208 Ebenezer Road

Baltimore, MD 21236

Telephone Number: 410-256-1000

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY  
Thursday, April 25, 2002 Issue – Jeffersonian

Please forward billing to:

Tom Sperl  
4208 Ebenezer Road  
Baltimore MD 21236

410 256-1000

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-360-SPHA

6774-6776 Real Princess Lane

W/S of Real Princess Lane, 900" +/- from Feather Bed Lane

2<sup>nd</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owner: Bill Greene

Contract Purchaser: Tom Sperl

Special Hearing to approve 3<sup>rd</sup> amended final development plan for featherbed i.e. #12 and 34 for lot 5 to eliminate storm water management facility and create 2 additional lots. Variance building to building 20 feet in lieu of the required 20 feet, 30 feet, 40 feet or 60 feet depending on height; and/or in lieu of window-to-window of 40 feet, from building face to public right-of-way or property line – 25 feet in lieu of building face to existing street centerline of 50 feet, side building face to tract boundary- 15 feet in lieu of 30 feet without windows, 35 feet with windows, rear building face (with windows) to tract boundary 30 feet in lieu of 35 feet with windows.

HEARING: Thursday, May 9, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

March 26, 2002

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-360-SPHA  
6774-6776 Real Princess Lane  
W/S of Real Princess Lane, 900" +/- from Feather Bed Lane  
2<sup>nd</sup> Election District – 2<sup>nd</sup> Councilmanic District  
Legal Owner: Bill Greene  
Contract Purchaser: Tom Sperl

Special Hearing to approve 3<sup>rd</sup> amended final development plan for featherbed i.e. #12 and 34 for lot 5 to eliminate storm water management facility and create 2 additional lots. Variance building to building 20 feet in lieu of the required 20 feet, 30 feet, 40 feet or 60 feet depending on height; and/or in lieu of window-to-window of 40 feet, from building face to public right-of-way or property line – 25 feet in lieu of building face to existing street centerline of 50 feet, side building face to tract boundary- 15 feet in lieu of 30 feet without windows, 35 feet with windows, rear building face (with windows) to tract boundary 30 feet in lieu of 35 feet with windows.

HEARING: Thursday, May 9, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon G.D.Z.  
Director

C: Howard Alderman Jr, Levin & Gann, 502 Washington Ave, Suite 800 Towson 21204  
Bill Greene, Featherbed Partnership, 5801 Falls Road, Baltimore 21209  
Tom Sperl, 4208 Ebenezer Road, Baltimore 21236  
Chuck Merritt, c/o Little & Associates Inc, 1045 Taylor Ave, Ste 111, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 24, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY  
Thursday, May 02, 2002 Issue – Jeffersonian

Please forward billing to:

Tom Sperl  
4208 Ebenezer Road  
Baltimore MD 21236

410 256-1000

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-360-SPHA

6774-6776 Real Princess Lane

W/S of Real Princess Lane, 900" +/- from Feather Bed Lane

2<sup>nd</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owner: Bill Greene

Contract Purchaser: Tom Sperl

Special Hearing to approve 3<sup>rd</sup> amended final development plan for featherbed i.e. #12 and 34 for lot 5 to eliminate storm water management facility and create 2 additional lots. Variance building to building 20 feet in lieu of the required 20 feet, 30 feet, 40 feet or 60 feet depending on height; and/or in lieu of window-to-window of 40 feet, from building face to public right-of-way or property line – 25 feet in lieu of building face to existing street centerline of 50 feet, side building face to tract boundary- 15 feet in lieu of 30 feet without windows, 35 feet with windows, rear building face (with windows) to tract boundary 30 feet in lieu of 35 feet with windows.

HEARING: Thursday, May 16 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

April 2, 2002

## CHANGE OF ZONING HEARING DATE

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-360-SPHA  
6774-6776 Real Princess Lane  
W/S of Real Princess Lane, 900" +/- from Feather Bed Lane  
2<sup>nd</sup> Election District – 2<sup>nd</sup> Councilmanic District  
Legal Owner: Bill Greene  
Contract Purchaser: Tom Speri

Special Hearing to approve 3<sup>rd</sup> amended final development plan for featherbed i.e. #12 and 34 for lot 5 to eliminate storm water management facility and create 2 additional lots. Variance building to building 20 feet in lieu of the required 20 feet, 30 feet, 40 feet or 60 feet depending on height; and/or in lieu of window-to-window of 40 feet, from building face to public right-of-way or property line – 25 feet in lieu of building face to existing street centerline of 50 feet, side building face to tract boundary- 15 feet in lieu of 30 feet without windows, 35 feet with windows, rear building face (with windows) to tract boundary 30 feet in lieu of 35 feet with windows.

HEARING: Thursday, May 16 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon GDL  
Director

C: Howard Alderman Jr, Levin & Gann, 502 Washington Ave, Suite 800 Towson 21204  
Bill Greene, Featherbed Partnership, 5801 Falls Road, Baltimore 21209  
Tom Speri, 4208 Ebenezer Road, Baltimore 21236  
Chuck Merritt, c/o Little & Associates Inc, 1045 Taylor Ave, Ste 111, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 01, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

May 10, 2002

Howard Alderman Esquire  
Levin & Gann PA  
502 Washington Avenue  
Suite 800  
Towson MD 21204

Dear Mr. Alderman:

RE: Case Number: 02-360-SPHA, 6774 & 6776 Real Princess Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 4, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

*W. Carl Richards, Jr.*

W. Carl Richards, Jr. GDC  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Featherbed Partnership, Bill Greene, 5801 Falls Road, Baltimore 21209  
Chuck Merritt, Little & Associates Inc, 1045 Taylor Avenue, Suite 111,  
Towson 21286  
Tom Sperl, 4208 Ebenezer Road, Baltimore 21236  
People's Council  
Please visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)




BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits & Development  
Management

**DATE:** April 17, 2002

**FROM:**  Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
for *March 25, 2002*  
*Item Nos. 360, 361, 362, 363, 364, 365,*  
*366, 367, 368, 369, 370, 371, 372, 373,*  
*375, 376 and 377*

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:cab

cc: File





Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

March 18, 2002

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 18, 2002

Item No.: 360-366, 368, 370-377

Dear Ms. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon  
FROM: R. Bruce Seeley *TBS/TOT*  
DATE: April 16, 2002

Zoning Advisory Committee Meeting of March 18, 2002

**SUBJECT:** NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

360, 361, 362, 365, 366, 367, 369, 370, 371, 372, 373, 375, 377

Waiting on AG Comments for #364, 368

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS KBT*

DATE: April 25, 2002

Zoning Advisory Committee Meeting of March 18, 2002

**SUBJECT:** NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

360, 361, 362, 365, 366, 367, 369, 370, 371, 372, 373, 375, 377

No AG Comments for #364, 368

AP  
5/16

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** April 30, 2002

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

APR 30 2002

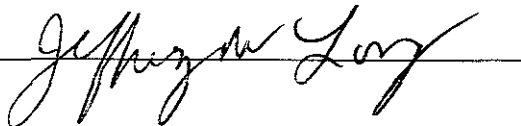
**SUBJECT:** Zoning Advisory Petition(s): Case(s) 02-360, 02-380, 02-410, 02-427, 02-431,  
02-434, and, 02-442

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL:MAC



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 3.19.02

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 360

JCM

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCE

6774 & 6776 Real Princess Lane, SW/S Real Princess Ln,  
695' +/- from Featherbed Ln  
2nd Election District, 2nd Councilmanic

Legal Owner: Featherbed Partnership  
Contract Purchaser: Tom Sperl  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 02-360-SPHA

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 27<sup>th</sup> day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., Levin & Gann, 502 Washington Avenue, 8th Floor, Towson, MD 21204, attorney for Petitioner(s).



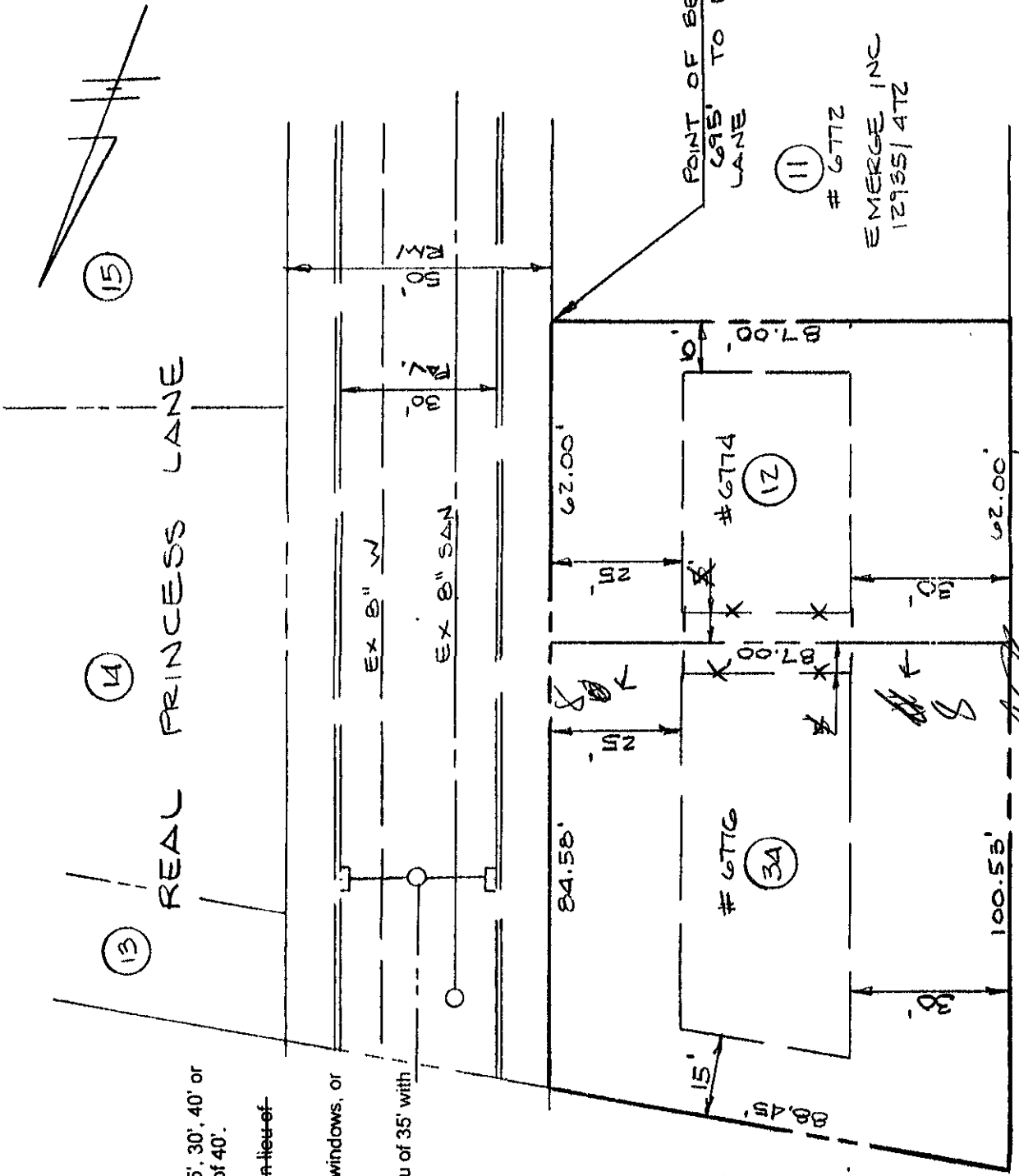
PETER MAX ZIMMERMAN

**GENERAL NOTES**

1. THESE LOTS HAVE NO PRIOR ZONING HISTORY
2. THESE LOTS ARE NOT LOCATED IN A 100 YEAR FLOODPLAIN

**Variance Type:**

- A. Building to building - 20' (if > 20' high) in lieu of the required 25', 30', 40' or 60' depending on height; and / or in lieu of window-to-window of 40'.
- B. Front building face to public right-of-way or property line - 25' in lieu of building face to existing street centerline of 50'.
- C. Side building face to tract boundary - 15' in lieu of 30' without windows, or 35' with windows.
- D. Rear building face (with windows) to tract boundary - 30' in lieu of 35' with windows.



RONA ROAD LLC  
15274/582

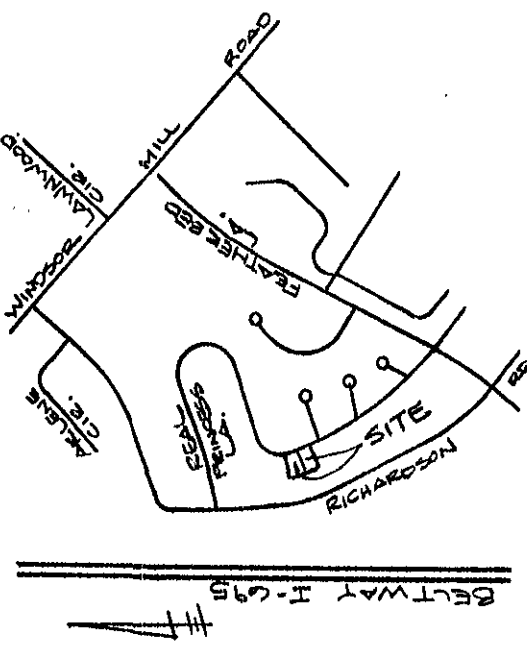
RONA ROAD LLC  
15274/582

POINT OF BEGINNING  
695' TO FEATHERED  
LANE

# 6772  
EMERGE, INC  
12955/472

JOHN & ANN  
MCCAFFEEY  
5467/272

*Red No 2*



**VICINITY MAP**  
SCALE 1"=1000'

**OWNER**  
FEATHERED PARTNERSHIP  
5801 FAULS ROAD  
Baltimore MD. 21209

PLAN TO ACCOMPANY ZONING HEARING  
#6774 & 6776 REAL PRINCESS LANE  
2ND ELECTION DISTRICT BALTO. CO. MD.  
2ND COUNCMANIC DISTRICT  
SCALE 1"=50' 2/4/02



**LITTLE & ASSOCIATES, INC.**  
ENGINEERS - LAND PLANNERS  
1045 TAYLOR AVENUE, SUITE 111  
TOWSON, MARYLAND 21286  
PHONE: (410) 296-1636 FAX: (410) 296-1639

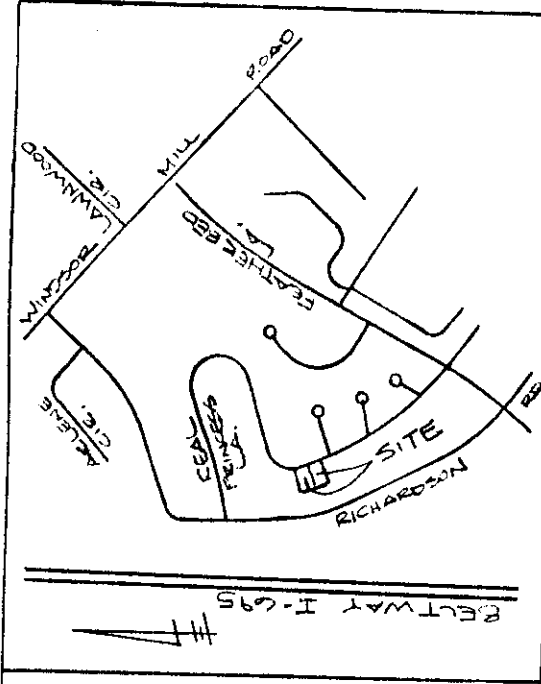
of 2

# GENERAL NOTES

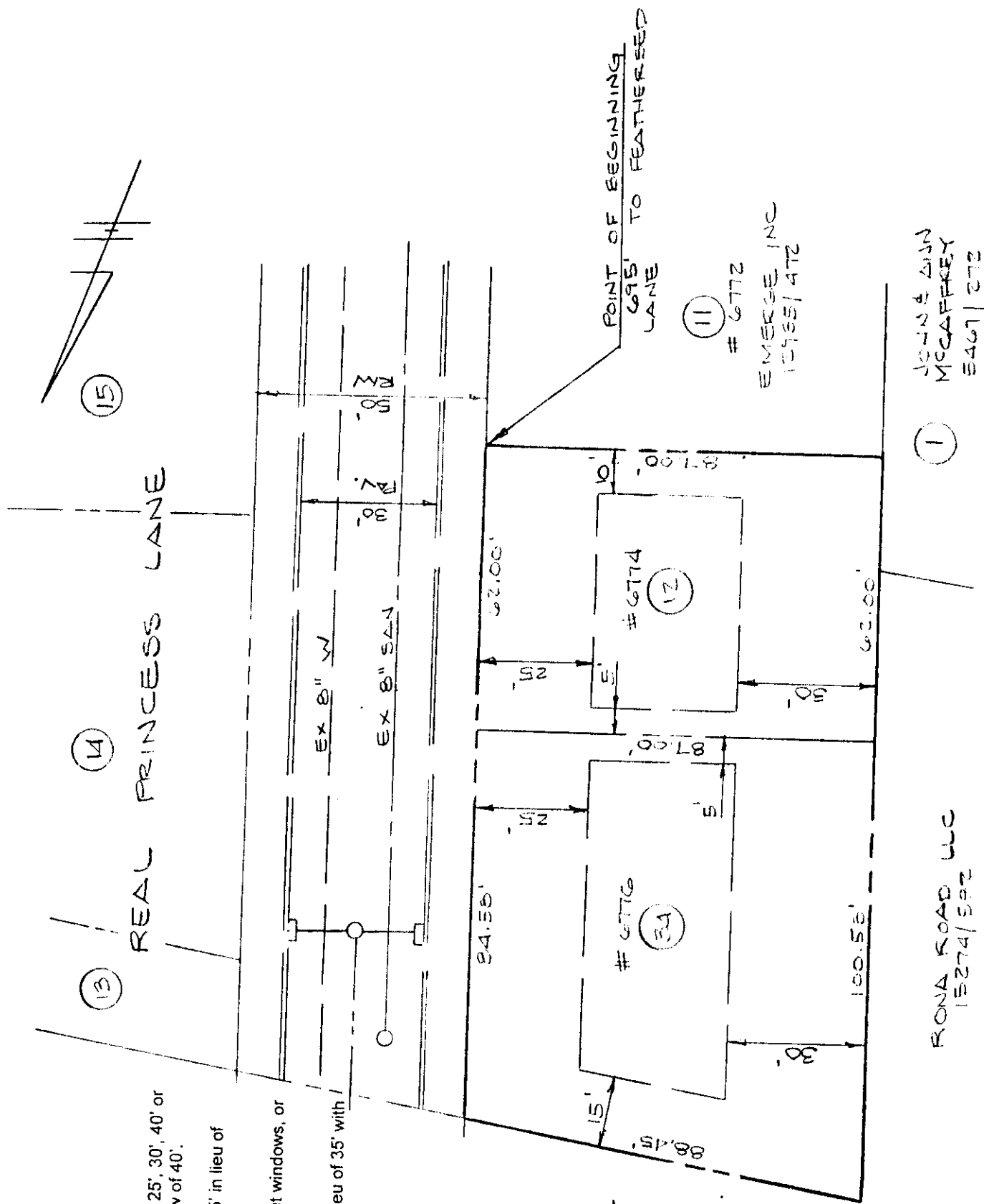
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2. THESE LOTS ARE NOT LOCATED IN A 100 YEAR FLOODPLAIN

## Variance Type:

- A. Building to building - 20' (if > 20' high) in lieu of the required 25', 30', 40' or 60' depending on height; and / or in lieu of window-to-window of 40'.
- B. Front building face to public right-of-way or property line - 25' in lieu of building face to existing street centerline of 50'.
- C. Side building face to tract boundary - 15' in lieu of 30' without windows, or 35' with windows.
- D. Rear building face (with windows) to tract boundary - 30' in lieu of 35' with windows.



VICINITY MAP  
SCALE 1"=1000'



OWNER  
FEATHERED PRINCESS LLC  
1801 EAST PRINCESS LANE  
Baltimore MD 21204

PLAN TO ACCOMPANY ZONING HEARING  
#6774 & 6776 REAL PRINCESS LANE  
2ND ELECTION DISTRICT BALTO. CO. MD.  
2ND COUNCILMANIC DISTRICT  
SCALE 1"=50'  
2/4/02

LITTLE & ASSOCIATES, INC.  
ENGINEERS--LAND PLANNERS  
1045 TAYLOR AVENUE, SUITE 111  
TOWSON, MARYLAND 21286  
PHONE: (410) 296-1636 FAX: (410) 296-1639



FIONA ROAD LLC  
15274/552

JOHN A. DAN  
MCCAFFREY  
5467/272

FIONA ROAD LLC  
15274/552

POINT OF BEGINNING  
695' TO FEATHERED  
LANE

#6772  
EMERGE, INC  
15955/472



1042

LANDSCAPE PLAN

A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING AND ZONING PRIOR TO ISSUANCE OF A BUILDING PERMIT.

PRIVATE SPACE FACTOR

WHEN OPEN LAND IS SOLD AND BELONGS TO THE DWELLING UNIT, A MINIMUM AREA (CONTIGUOUS) OF 500 SQUARE FEET IS REQUIRED. THE MINIMUM DEPTH OF THIS CONTIGUOUS AREA IS 15 FEET COVERED AREAS SUCH AS PORCHES CANNOT BE CALCULATED IN THIS SPACE.

REASON FOR 2ND AMENDED FINAL DEVELOPMENT PLAN DATE: FEB. 15/85:

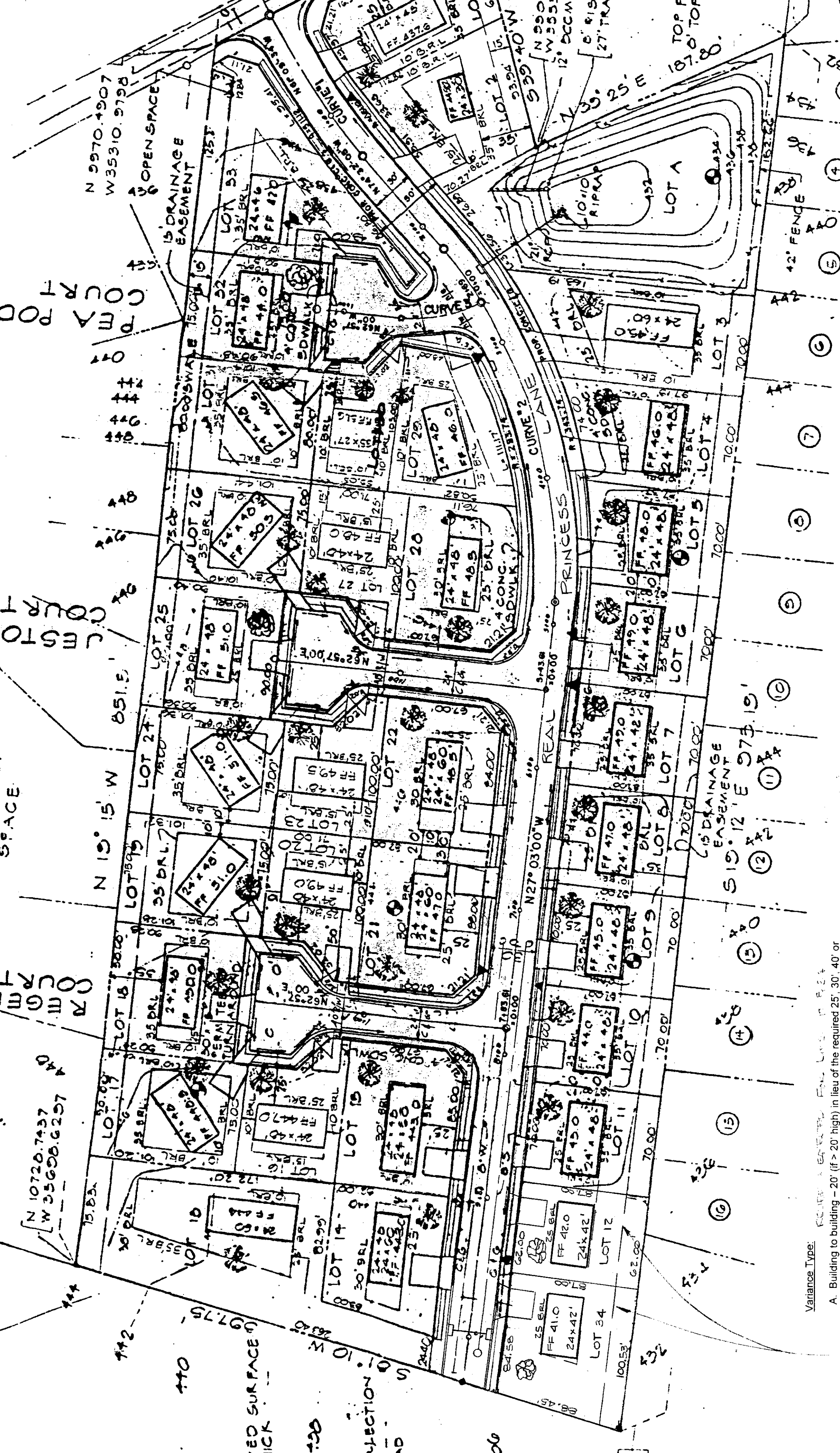
1. LOT 20 1/2 - COMMON PROPERTY LINE SHIFTED SOUTH WESTERLY TO COMPLY WITH 1ST AMENDED PLAT 4 2ND AMENDED PLAT, SOON TO BE RECORDED LOT 17 1/2 - SAME COMMON LINE SHIFT TO S-EAST, CORRESPONDING 3 A.L.S.
2. LOT 20 1/2 - 10 FT. 3 A.L.S. ADJACENT TO COMMON PROPERTY LINE SHIFTED SOUTHWESTERLY TO COMPLY WITH 1ST AMENDED FINAL DEVELOPMENT PLAN, HOUSE ORIENTED TO FACE PEA POND COURT - LOT 26
3. R/W LINES & CENTERLINE FOR REAL PRINCESS LANE & PEA POND CT ADJUSTED TO COMPLY WITH 1ST 2ND AMENDED PLAT OF FEATHER BED. CORRESPONDING 25 FT. B.R.L'S SHIFTED WITH THEM.

TOMBER'S CROSSING  
5840 / 6-5  
ZONED DR. 5.5

LOCAL OPEN SPACE

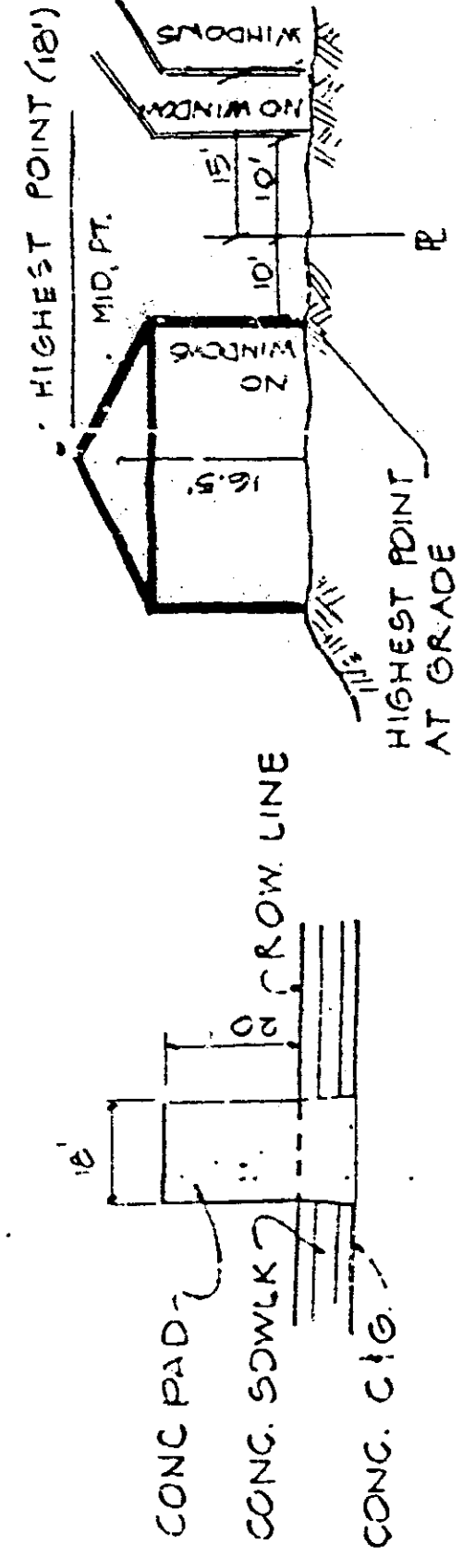
MACEDONIA APOSTOLISTIC  
FAITH CHURCH OF GOD  
PB 50/133

FEATHER BED LANE  
(R/W VARIES 60' FT. 25' 35')



FEATHERBED PARK  
WRJ. 27/24  
ZONED DR. 5.5

- Variances Type: (SEE LIST A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.



TYPICAL DRIVEWAY LAYOUT  
NO SCALE

DENSITY DATA

GROSS AREA 8.516 AC.  
NET AREA 7.84 AC.  
EXISTING ZONING: DR. 5.5 (WHOLE SITE)  
ALLOWABLE DENSITY: 5.5 X 8.516 = 46.8  
PROPOSED DENSITY: 34 SINGLE FAMILY UNITS  
OPEN SPACE REQ'D: 620 SF X 24' = 22,080 SF  
OPEN SPACE REQUIREMENT WAIVED ON 12/11/85  
PARKING REQ'D: 1.75 PER UNIT X 60 SPACES  
LANDSCAPING REQ'D: 1 TREE PER UNIT X 34 TREES

REASON FOR 1ST AMENDED FINAL DEVELOPMENT PLAN DATE: 6/15/86

1. ENLARGED LOT 6 TO INCREASE THE S.W.M. POND. - BY DOING SO, IT NOW ELIMINATES LOT NO. 12.
2. CORRECTED DENSITY CALCULATION
3. NO LOTS HAVE BEEN SOLD WITHIN 300'

REASON FOR REVISION

1. ELIMINATE S.W.M. FACILITY & CREATE 60' WIDE OPEN SPACE FOR THE SUBDIVISION OF THE SUBDIVISION. (WHOLE SITE)
2. THIS REVISION WAS ON DECEMBER 9, 2001 (DRC # 1203015)

FOR REVISION C.R.G. & 350 AMENDED FINAL DEVELOPMENT PLAN ONLY

LITTLE & ASSOC. INC.  
1045 TAYLOR AVE.  
SUITE 111  
TOWSON, MD 21204  
(410) 216-1006

Professional Engineer No. 1203015

OWNER/DEVELOPER  
FEATHERBED PARTNERSHIP  
5801 FALLS ROAD  
BALTIMORE, MD. 21209

OFFICE OF PLANNING AND ZONING  
APPROVED BY:

DIRECTOR OF PLANNING  
DATE

DIRECTOR OF P.D.M.  
DATE

HICKS ENGINEERING CO., INC.  
200 E. JOPPA RD. SUITE 402  
TOWSON, MD.

AREA  
FEATHER BED  
BALTO. COUNTY, MD  
2ND ELECTION DISTRICT  
TITLE  
3RD AMENDED FINAL  
DEVELOPMENT PLAN

Drawn By: [Signature]  
Date: Feb. 5/85  
Checked By: [Signature]  
Date: Feb. 5/85  
Professional Engineer No. 1203015

VICINITY MAP  
SCALE: 1"=2000'

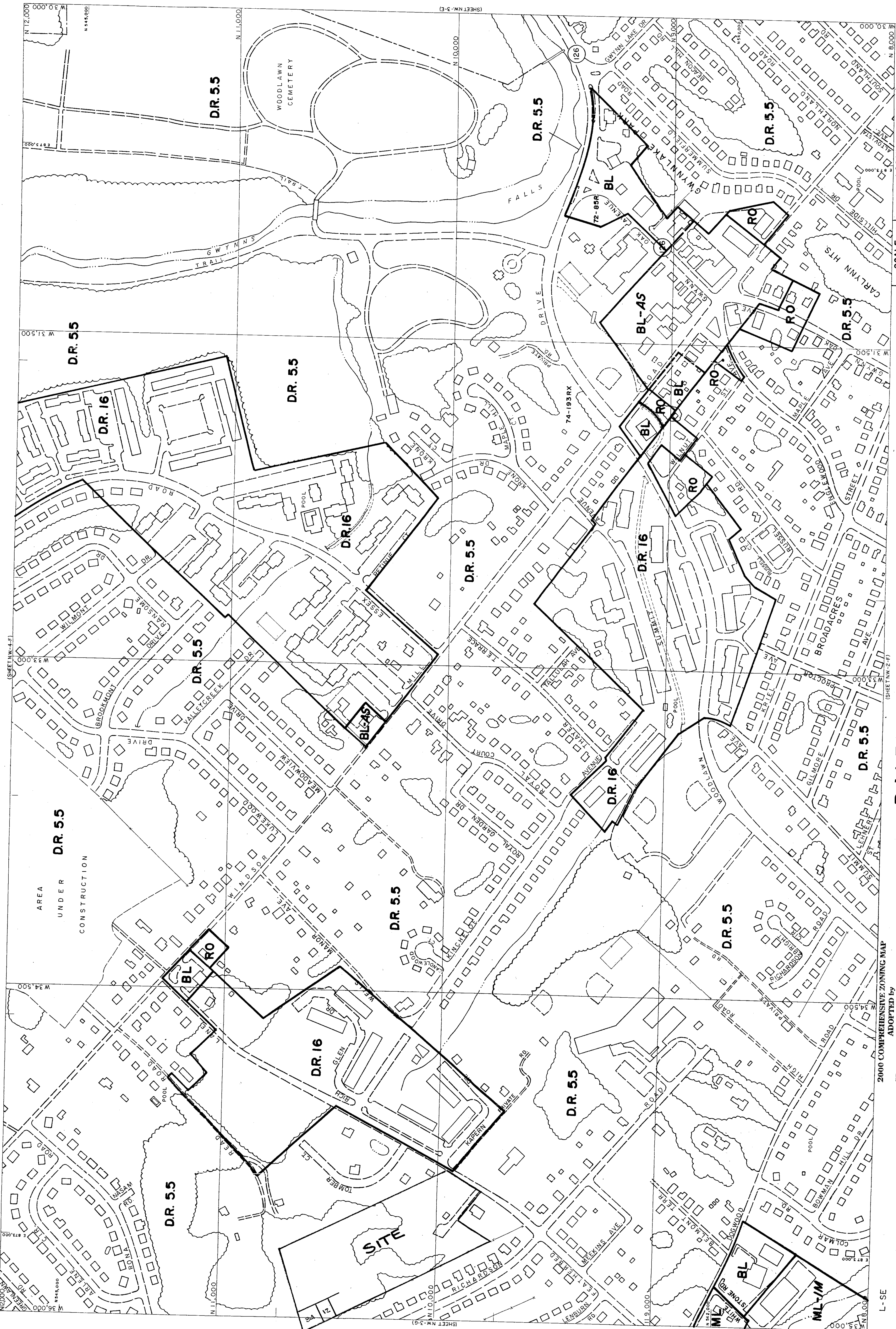
GENERAL NOTES

1. AVERAGE DAILY TRAFFIC SHOWN THUS: 100
2. STREET LIGHTING SHOWN THUS: 100
3. CENSUS TRACT: 4024.03
4. CONGRESSIONAL DISTRICT: 2
5. ELECTION DISTRICT: 3
6. SUPERSEDED: 63
7. WATERSHED: 26
8. TOPOGRAHY: EXISTING GRADES BASED ON FIELD SURVEY AND BALTIMORE COUNTY PHOTOGRAPHIC MAP SHEET NO. 3-7
9. UTILITIES: WATER, SEWER AND ELECTRIC ARE AVAILABLE AS SHOWN.
10. PROPOSED PAVING SHALL BE BITUMINOUS CONCRETE WITH STONE BASE AND 18" MIN. CEMENT CONCRETE CURB AND OUTLET TO ON-SITE LOT 15-18.
11. STORM WATER MANAGEMENT AREAS LOCATED AS SHOWN SHALL BE 18" FILTRATION TRENCHES, AND POND.
12. EXISTING PROPOSED AREA: 6350 SF ± 0.15 AC.
13. EXISTING PROPOSED AREA: 111,980 SF ± 2.57 AC.
14. EXISTING VEGETATION CONSISTS OF DECIDUOUS TREES, BIRCH, WOODS, AND YEW, 1000-125, BUSH-35, RED-185, MAHOG-61, TIL-41.
15. THERE SHALL BE NO OPENINGS OR VENTILATORS WITHIN 35 FEET OF DESIGNATED SPACE ON TRACT ADJACENT TO ORIGINALLY A STREET FRONTAGE.
16. OPEN SPACE REQUIREMENT WAIVED 12/11/85
17. PRESENT USE: RESIDENTIAL
18. PROPOSED USE: RESIDENTIAL
19. EXISTING ON-SITE STRUCTURES TO BE DEMOLISHED.
20. NO HISTORIC BUILDINGS, MONUMENTS, CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED OR THREATENED SPECIES HABITAT OR MAJOR WATERSHED MATERIALS HAVE BEEN IDENTIFIED.
21. TEST MONUMENTS HAVE BEEN PLACED AT THE SITE - SEE ATTACHED SOILS REPORT
22. TRANSIT FACILITIES: N/A-SITE (N/A)
23. LANDSCAPING SHALL BE 18" MIN. SITE DISTANCE AT ENTRANCE OR CURVE ON RAIL PRINCESS LANE
24. ALL NOTES ARE FOR S.A.L.
25. DISCHARGE STRUCTURES FOR INFILTRATION AREAS TO BE DESIGNED AS PART OF FINAL PLAN.
26. C.R.G. PLAN APPROVED APRIL 23, 1985
27. N/A INDICATES NO WINDOWS ON SIDE OF HOUSE.
28. TRASH COLLECTION BY HOME REFUSE CONTAINERS; PICK UP BY BALTO. CO. MANAGEMENT ASSOCIATION WILL MAINTAIN STORAGE WATER.
29. HOME OWNERS ASSOCIATION PER COUNTY REQUIREMENT
30. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF STRUCTURES, FENCES AND PROJECTIONS INTO YARDS
31. MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE
32. BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS)



360

NW 3 F



**BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP**

2000 COMPREHENSIVE ZONING MAP  
ADOPTED BY  
THE BALTIMORE COUNTY COUNCIL  
OCTOBER 10, 2000  
Bills Nos. 87-06, 88-06, 89-06, 90-06, 91-06, 92-06, 93-06,  
*James B. Smith*  
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY CORRECTED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE		LOCATION	SHEET
1" = 200' ±			
DATE OF PHOTOGRAPHY JANUARY 1986		WOODLAWN	N. W. 3 - F

L-SE  
L-NE